

# **SOUTH WEBER CITY COUNCIL WORK MEETING**

**DATE OF MEETING:** 10 February 2015

**TIME COMMENCED:** 5:31 p.m.

**PRESENT: MAYOR:**

**Tammy Long**

**COUNCILMEMBERS:**

**Scott Casas  
Randy Hilton  
Michael Poff  
Marlene Poore  
David Thomas**

**CITY MANAGER:**

**Duncan Murray**

**CITY RECORDER:**

**Tom Smith**

**Transcriber:** Minutes transcribed by Michelle Clark

**VISITORS:** Bryon Saxton, and Brent Poll.

## **CONSENT AGENDA:**

- **Approval of City January 20, 2015 City Council Work Session Minutes**
- **Approval of City January 27, 2015 City Council Work Meeting Minutes**
- **Approval of City January 27, 2015 City Council Meeting Minutes**

**Recognition for 18 years of service to Planning Commission Chair, Delene Hyde:** The City Council will present Commissioner Delene Hyde a plaque for her 18 years of service on the Planning Commission.

**Ordinance 15-01: Amendment to the City's Zoning Map – Request from agent Jeff Monroe, applicant for Warren Reynolds for 4.57 acres located at approximately 400 East Old Post Office Road ( Parcel 13-018-0070) to be changed from Agricultural Zone (A) to Residential Low-Moderate Zone (RLM):** Council Member Casas is not sure where he stands on this property considering Mr. Brent Poll's letter from South Weber Coalition to the city. Council Member Hilton said it is a difficult situation because the Petersen property next to this property was rezoned a year ago. Council Member Poff has concerns with pollution but stated he is not prepared to commit someone's land undevelopable based on information that is inconclusive. He feels the council would create liability for the city if they deny this rezone. Council Member Poff said on the plat map for Canyon Meadows Subdivision is does identify the pollution, but he thinks this is the only subdivision in South Weber which has such warnings. Council Member Hilton questioned if the Kap property has something similar noted on it's plat. Council Member Poore feels people need to at least be made aware of the contamination. Council Member Thomas said generally speaking if you are in an operable unit, his understanding is that EPA requires something to be recorded against the property. Council Member Thomas addressed why Canyon Meadow was required to put a note on the plat

concerning the contamination and stated it was because that property is located in the plume. Duncan said as long as the right warning is located on the plat, then it is a constructive notice. The council discussed the recently found contamination of dioxin in operable unit #2.

Brent Poll, 7605 S. 1375 E., asked if the council has talked to anyone who prepares the maps. Council Member Thomas said he has talked to the mapping and testing people. Mr. Poll suggested looking at the statement of works. He said they don't do land use maps. Council Member Poore asked if the property owner is aware of the dioxin. Duncan said the council does have 45 days to act one way or another on the rezone request. Council Member Poff said in the past, the council hasn't denied a rezone based on Mr. Poll's concerns. Mr. Poll said this property is less than one-half mile (downhill) from leaking Superfund sites on Hill Air Force Base (HAFB). He explained that a Federal District Judge ruled 13 January 2015 (Waverly View Investors LLC vs. United States of America) that some Federal facilities, military installations particularly, are not obligated to actually 'clean up' the pollution they generated. Mr. Poll isn't sure how anyone can say it is safe to build on that property. Council Member Poff said as this decision is placed before us, he doesn't feel comfortable telling a landowner they can't develop their property.

**Resolution 15—04: Appointment of new Planning Commission member:** No time for discussion on this item.

**Resolution 15-05: Appointment of a representative to the Mosquito Abatement Board:** No time for discussion on this item.

**Check Register for Jan. 16-31, 2015, including 2014 Schedule "B" Chip & Seal Street Maintenance Project by Morgan Pavement:** No time for discussion on this item.

**City Council Committee Assignments, including designation of committee chairs:** No time for discussion on this item.

**Continue with the tradition to hold Public Hearings at City Council for new subdivisions:** No time for discussion on this item.

**Front Office Opening Hours change: From 7:00am to 8:00am Monday to Thursday:** No time for discussion on this item.

**Economic Development:** No time for discussion on this item.

Adjourned at 6:00 p.m.

**APPROVED:** \_\_\_\_\_ **Date**  
**Mayor: Tammy Long**

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**Transcriber: Michelle Clark**

**Attest:** City Recorder: Tom Smith